Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

104/7 Cherry Road, Balwyn Vic 3103

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquo	ting			
Range betweer	\$1,680,000		&		\$1,848,000				
Median sale p	rice								
Median price	\$1,630,000	Pro	operty Type	Том	nhouse		Suburb	Balwyn	
Period - From	06/12/2022	to	05/12/2023		Sc	ource	REIV		

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	3/11 Iramoo St BALWYN 3103	\$1,785,000	20/06/2023
2	1/110 Prospect Hill Rd CANTERBURY 3126	\$1,770,000	02/09/2023
3	2/41 Rochester Rd CANTERBURY 3126	\$1,750,000	29/06/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

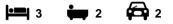
This Statement of Information was prepared on:

06/12/2023 12:54









Property Type: Land Size: 164.5 sqm approx Agent Comments Indicative Selling Price \$1,680,000 - \$1,848,000 Median Townhouse Price 06/12/2022 - 05/12/2023: \$1,630,000

Comparable Properties



3/11 Iramoo St BALWYN 3103 (VG)



Price: \$1,785,000 Method: Sale Date: 20/06/2023 Property Type: Flat/Unit/Apartment (Res) Agent Comments



1/110 Prospect Hill Rd CANTERBURY 3126 (REI/VG)

1 3 **1** 2 **1** 2 **2**

Price: \$1,770,000 Method: Auction Sale Date: 02/09/2023 Property Type: Unit



2/41 Rochester Rd CANTERBURY 3126 (REI/VG)



Price: \$1,750,000 Method: Private Sale Date: 29/06/2023 Property Type: Unit Agent Comments

Agent Comments

Account - VICPROP



propertydata

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